GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Deletion of 40'- 0" wide proposed Master Plan Road and change of land use from Road use to Residential land use - Hukumpeta Village, G.P., Rajamahendravaram Rural Mandal - Applied by M/s S&S Buildcon, Represented by its Managing Director Sri Kovvuri Raja Sekhar - Draft variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 239 **Dated: 19-11-2025**

Read the following:-

1. From the DT&CP., Mangalagiri, Lr.RoC.No.19022(31)/44/2025-RJDR, dt:27-05-2025 together with enclosures.
2. Govt.Memo.No.2899521/M1/2025, dt:29.07.2025.
3. From the DT&CP., Mangalagiri, Lr.RoC.No.19022(31)/44/2025-RJDR, dt:02-09-2025 together with enclosures.
4. Govt.Memo.No.2899521/M1/2025, dt:09.09.2025.
5. Gazette.No.533, dt:09.09.2025 published in Part-I of Andhra Pradesh Gazette.
6. From the DT&CP., Mangalagiri, Lr.RoC.No.19022(31)/44/2025-RJDR, dt:03-11-2025 together with enclosures.

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ORDER:

The Draft Variation to the Deletion of proposed 40'-0" wide Master Plan Road and change of Road use to Residential use zone in the General Town Planning Scheme (Master Plan) of Rajamahendravaram sanctioned in G.O.Ms. No.289, MA&UD Dept, Dated.26-07-2017 issued in the reference 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.533, Part-I, Dated:09.09.2025. In the reference 6th read above, the Director of Town & Country Planning, Mangalgiri has reported that, the Vice- Chairperson, Rajamahendravarm Urban Development Authority, Rajamahendravaram has submitted that, the Draft Variation Notification was published in two reputed daily newspapers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period and the applicant has paid necessary fee and charges. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:19.11.2025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice-Chairperson, Rajamahendravaram Urban Development Authority, Rajamahendravaram

(P.T.O)

The Director of Town & Country Planning, Mangalagiri

Copy To:

The District Collector, East Godavari District.

SC/SF.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following draft variation to the land use envisaged in the Rajamahendravaram General Town Planning Scheme, the Master Plan which was sanctioned vide G.O.Ms.No.289, dt:26.07.2017, which is proposed in exercise of the powers conferred by sub-sections (1) & (2) of section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published as required by sub-section (4) of said section.

VARIATION

The site falling in R.S.No.47/1 of Hukumpeta Village and Rajamahendravaram Mandal, East Godavari District and the boundaries which are given in the schedule below are earmarked for Deletion of proposed 40' wide Master Plan road and Change of Road use to Residential use Zone in the General Town Planning Scheme (Master Plan) of Rajamahendravaram sanctioned in G.O. Ms. No.289, MA&UD Dept, Dated.26-07-2017 is now designated to be Residential use and Deletion of 40' 0" wide road in Sy.No.47/1A, based on the Council Resolution No.29, dated 17-10-2024 as marked "A to D" (Road use to Residential use) as shown in the revised part proposed land use map of G.T.P.No.02/2025/R1 available in the Rajamahendravaram Urban Development Authority, Rajamahendravaram, subject to the following conditions:

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.
2. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
4. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

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6. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

7. Any other conditions as may be imposed by Vice-Chairperson, Rajamahendravaram Urban Development Authority, Rajamahendravaram.

SCHEDULE OF BOUNDARIES

North : Vacant Site in R.S.No.47P

East : Vacant Site in R.S.No.47P

South : Existing 40' wide L.P. Road 160/1998 to be widened to 60' as per General Town Planning Scheme (Master Plan) of Rajamahendravaram.

West : Vacant Site in R.S.No.46.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER